

Herondale Road, Sheldon



£265,000

# Herondale Road, Sheldon

- Semi-Detached
- Impressive Kitchen/Diner
- Out Building
- Garden
- Reception Room
- 3 Bedrooms
- Off-Road Parking
- Ideal Family Home

**Tenure: Freehold**  
**Council Tax Band: C**

Nestled on the charming Herondale Road in Sheldon, this delightful semi-detached house offers a perfect blend of comfort and practicality. With a generous living space of 989 square feet, this property is ideal for families or those seeking a bit more room to breathe.

The home features a spacious reception room that welcomes you with an abundance of natural light, creating a warm and inviting atmosphere. The well-designed kitchen/diner is perfect for both casual meals and entertaining guests, providing a functional space that caters to all your culinary needs.

This property boasts three well-proportioned bedrooms, ensuring ample space for relaxation and rest. The bathroom is conveniently located, serving the needs of the household with ease.

Outside, you will find parking available for two vehicles, a valuable asset in this area. Additionally, the presence of an outbuilding offers further potential for storage or even a small workshop, enhancing the versatility of the property.

Built in the late 1930s, this home retains a sense of character while providing modern comforts. Its location in Sheldon is ideal, with local amenities and transport links within easy reach, making it a convenient choice for daily living.

In summary, this semi-detached house on Herondale Road is a wonderful opportunity for those looking for a well-lit, spacious home with practical features and a welcoming community atmosphere. Don't miss the chance to make this charming property your own.

**Hallway**  
**3.28m x 1.58m (10'9" x 5'2")**  
Tile flooring, wall mounted radiator, ceiling lights

**Lounge/Diner**  
**7.00m x 2.98m (23'0" x 9'9")**  
Double glazed bay window to front, double glazed patio door to rear, laminate flooring, wall mounted radiator, ceiling lights, skirting, coving to ceiling

**Kitchen**  
**3.62m x 3.50m (11'11" x 11'6")**  
Double glazed window to rear, double glazed door to rear, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, gas cooker and extractor fan, wash machine

**Utility**  
**3.28m x 1.82m (10'9" x 6'0")**  
Double glazed window to front, storage units, worktop, laminate flooring, wall mounted radiator

**Bedroom 1**  
**3.94m x 2.71m (12'11" x 8'11")**  
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

**Bedroom 2**  
**2.96m x 2.71m (9'9" x 8'11")**  
Double glazed bay window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

**Bedroom 3**  
**1.87m x 1.94m (6'2" x 6'4")**  
Double glazed window to front, laminate flooring, wall mounted radiator, skirting, ceiling light

**Bathroom**  
**2.07m x 1.94m (6'9" x 6'4")**  
Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit, pedestal sink with mixer tap, heated towel rail, extractor fan

**Store Room**  
**1.60m x 4.60m (5'3" x 15'1")**  
artificial grass flooring, door to garden

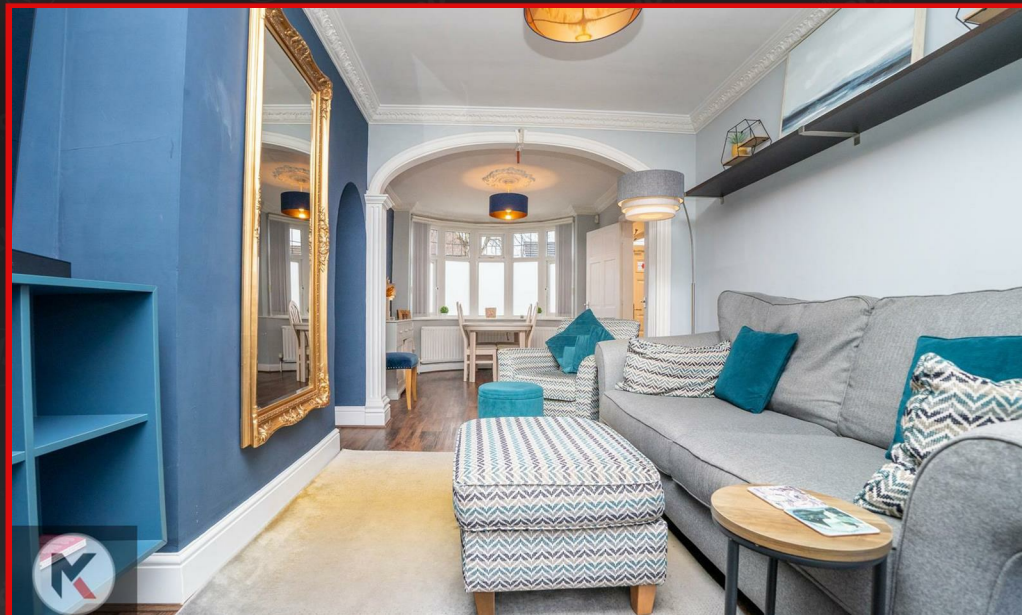
**Shed**  
**2.40m x 1.79m (7'10" x 5'10")**  
Window to garden, concrete flooring, door to garden

**Garden**  
Spacious garden, privacy from rear. Fence panels to boundaries, laid lawn, patio area, Hedge shrubs

## Directions



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Total area: approx. 91.9 sq. metres (988.9 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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